137.0	0003	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,100 / 1,004,100
					USE VALUE:	1,004,100 / 1,004,100
					ASSESSED:	1,004,100 / 1,004,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMLIN CHERYL L--ETAL	
Owner 2:	AGUDELO G. WILLIAM	
Owner 3:		
Street 1:	12 STONY BROOK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,151 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 1964 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12151.000	298,000		706,100	1,004,100
Total Card	0.279	298,000		706,100	1,004,100
Total Parcel	0.279	298,000		706,100	1,004,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.25 | /Parcel: 511.2

Legal Description

User Acct 88096

GIS Ref

GIS Ref

Insp Date 10/13/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 137.0-0003-0012.A

!10631!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,000	0	12,151.	706,100	1,004,100	1,004,100	Year End Roll	12/18/2019
2019	101	FV	237,900	0	12,151.	745,300	983,200	983,200	Year End Roll	1/3/2019
2018	101	FV	237,900	0	12,151.	549,200	787,100	787,100	Year End Roll	12/20/2017
2017	101	FV	234,900	0	12,151.	525,600	760,500	760,500	Year End Roll	1/3/2017
2016	101	FV	234,900	0	12,151.	486,400	721,300	721,300	Year End	1/4/2016
2015	101	FV	233,700	0	12,151.	408,000	641,700	641,700	Year End Roll	12/11/2014
2014	101	FV	233,700	0	12,151.	398,500	632,200	632,200	Year End Roll	12/16/2013
2013	101	FV	233,700	0	12,151.	379,700	613,400	613,400		12/13/2012

PRINT

Date	Time
12/11/20	00:55:06

LAST REV

Date	Time
11/13/17	09:29:50

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10631

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE MICHAEL/E	23968-45		11/30/1993		242,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/1997	480		23,450					18X22 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
3/28/2009	Inspected	201	PATRIOT
2/17/2009	Measured	372	PATRIOT
12/14/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12151		Sq. Ft.	Site		0	90.	0.65	10									706,076						706,100	

Total AC/HA: 0.27895 | Total SF/SM: 12151 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 706,076 | Spl Credit | Total: 706,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.18462324
Const Adj.:	0.99989998
Adj $ / SQ:	112.528
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404899
Depreciation:	106893
Depreciated Total:	298006

COMMENTS

SINK IN BMT, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

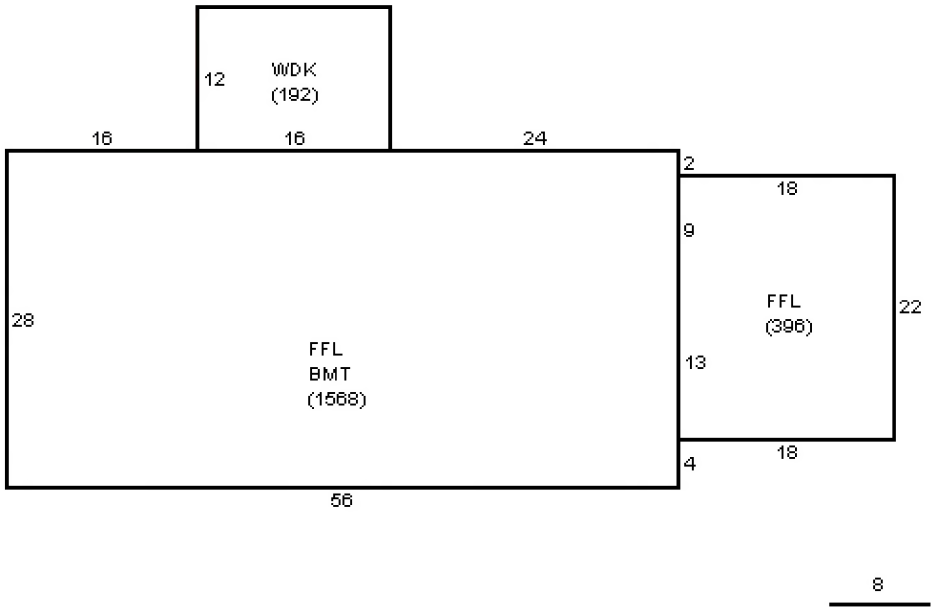
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.78
Special Features:	0	Val/Su Net:	80.02
Final Total:	298000	Val/Su SzAd	151.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,964	112.530	221,005
BMT	Basement	1,568	33.760	52,933
WDK	Deck	192	11.210	2,152
	Net Sketched Area:	3,724	Total:	276,090
Size Ad	1964	Gross Are	3724	FinArea 1964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc